

**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City	
30		PARK AVE, ARLINGTON	
OWNERSHIP			
Owner 1: 30 PARK AVE ASSOC LLP			
Owner 2:			
Owner 3:			
Street 1: PO BOX 288			
Street 2:			
Twn/City: ARLINGTON			
St/Prov: MA	Cntry:	Own Occ: Y	
Postal: 02476		Type:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
400	0.000	840,000			840,000		
Total Card	0.000	840,000			840,000	Entered Lot Size	
Total Parcel	2.949	2,038,700	24,100	3,584,000	5,646,800	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit	/Card: 29.10	/Parcel: 75.50	Land Unit Type:	

User Acct
39185
GIS Ref
GIS Ref
Insp Date
03/20/09

USER DEFINED	
Prior Id # 1:	39185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 01:46:59
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	01:46:59
LAST REV	
Date	Time
06/27/18	08:43:49
apro	
5191	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains 2,949 Sq. Ft. of land mainly classified as Ind.-Whs. with a Warehouse Building built about 1956, having primarily Correg Steel Exterior and 28868 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
400	Factory		0	0 Sq. Ft.	Site			0	0.	0.00	CA																

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2014	199	Manual	2,200					
11/30/2009	1209	Re-Roof	5,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2014	External Ins	PC	PHIL C
3/20/2009	Info At Door	197	PATRIOT
6/14/2000	Measured	197	PATRIOT

Sign:  VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 43 - Warehouse	Full Bath	Rating:	SKYROPE TECH SERVICES NORTH BENNET ST SCHOOL.			2											
Sty Ht: 1 - 1 Story	A Bath:	Rating:															
(Liv) Units: 2	3/4 Bath:	Rating:															
Foundation: 6 - Slab	A 3QBth:	Rating:															
Frame: 2 - Steel	1/2 Bath: 4	Rating: Average															
Prime Wall: 18 - Correg Steel	A HBth:	Rating:															
Sec Wall:	OthrFix:	Rating:															
Roof Struct: 4 - Flat	OTHER FEATURES			RESIDENTIAL GRID													
Roof Cover: 4 - Tar & Gravel	Kits:	Rating:	1st Res Grid			Desc: Line 1			# Units								
Color: BEIGE	A Kits:	Rating:															
View / Desir:	Frl:	Rating:															
GENERAL INFORMATION			WSFlue:	Rating:													
Grade: C - Average			CONDO INFORMATION														
Year Blt: 1956	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct:	Fact: .	Floor:															
Const Mod:	% Own:																
Lump Sum Adj:	Name:																
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN			SUB AREA					
Avg Ht/FL: 24	Phys Cond: AV - Average	40. %	Exterior:	No Unit		RMS	BRS	FL									
Prim Int Wal 5 - Minimal	Functional:	%	Interior:														
Sec Int Wall:	Economic:	%	Additions:														
Partition: T - Typical	Special:	%	Kitchen:														
Prim Floors: 12 - Concrete	Override:	%	Baths:														
Sec Floors: 4 - Carpet	Total:	40 %	Plumbing:														
Bsmnt Flr:	CALC SUMMARY			Electric:	Totals		0										
Subfloor:	COMPARABLE SALES			Heating:													
Bsmnt Gar:	Rate			General:	Parcel ID	Typ	Date	Sale Price									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 7 - Unit Heaters																	
# Heat Sys: 1																	
% Heated: 100																	
Solar HW: NO	% AC: 5																
% Com Wal	% Sprinkled: 100																
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:							SUB AREA DETAIL			
SPEC FEATURES/YARD ITEMS						PARCEL ID 059.0-0001-0012.0											
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:			Total Special Features:			Total:			IMAGE			AssessPro Patriot Properties, Inc			







<b>EXTERIOR INFORMATION</b> test PDF Combine only			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																	
Type: 43 - Warehouse	Full Bath: 2	Rating: Good				GOLDS GYM , HEALTH CLUB 25% OF BUILDING, BIG FAT MOVING & STORAGE, 65%, ALPHA AUTO REPAIR, 25%.																				
Sty Ht: 2 - 2 Story	A Bath: 1	Rating:																								
(Liv) Units: 4	3/4 Bath: 1	Rating:																								
Foundation: 6 - Slab	A 3QBth: 1	Rating:																								
Frame: 2 - Steel	1/2 Bath: 8	Rating: Good																								
Prime Wall: 18 - Correg Steel	A HBth: 1	Rating:																								
Sec Wall: 1	OthrFix: 8	Rating: Good																								
Roof Struct: 4 - Flat																										
Roof Cover: 4 - Tar & Gravel	Kits: 1	Rating: Average																								
Color: BEIGE	A Kits: 1	Rating:																								
View / Desir:	Frl: 1	Rating:																								
<b>GENERAL INFORMATION</b>			WSFlue: 1	Rating:																						
Grade: C - Average			<b>CONDOS INFORMATION</b>																							
Year Blt: 1967	Eff Yr Blt:	Location:																								
Alt LUC:	Alt %:	Total Units:																								
Jurisdct: G6	Fact: .	Floor:																								
Const Mod:	% Own:																									
Lump Sum Adj:	Name:																									
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>																	
Avg Ht/FL: 12	Phys Cond: AG - Avg-Good	36. %	Exterior:	No Unit		RMS	BRS	FL																		
Prim Int Wal 5 - Minimal	Functional:	%	Interior:																							
Sec Int Wall:	Economic:	%	Additions:																							
Partition: T - Typical	Special:	%	Kitchen:																							
Prim Floors: 12 - Concrete	Override:	%	Baths:																							
Sec Floors: 4 - Carpet	Total:	36 %	Plumbing:																							
Bsmnt Flr:	Totals			Electric:		Totals		0																		
Subfloor:				Heating:																						
Bsmnt Gar:				General:																						
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 2 - Gas																										
Heat Type: 1 - Forced H/Air																										
# Heat Sys: 1																										
% Heated: 100																										
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled 100																									
<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>						<b>SUB AREA</b>			<b>SUB AREA DETAIL</b>														
Basic \$ / SQ: 48.00			Rate	Parcel ID	Typ	Date	Sale Price		Code			Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten					
Size Adj.: 0.89252615									FFL			First Floor	41,636	37.980	1,581,140	SFL										
Const Adj.: 0.88641918									SFL			Second Floor	4,284	37.980	162,686	FFL	100	SER	25		1					
Adj \$ / SQ: 37.975																										
Other Features: 82336																										
Grade Factor: 1.00																										
NBHD Inf: 1.00000000																										
NBHD Mod:																										
LUC Factor: 1.00																										
Adj Total: 1826162																										
Depreciation: 657418																										
Depreciated Total: 1168744																										
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:		<b>PARCEL ID</b>			Net Sketched Area: 45,920			Total: 1,743,826											
<b>SPEC FEATURES/YARD ITEMS</b>										Code			Description	Area - SQ	Rate - AV	Undepr Value	Size Ad	45920	Gross Area	45920	FinArea	45920				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
85	Paving	D	Y	1	20000	A	AV	1980	1.75	T	31.2	401			24,100			24,100								
64	Mezz-Finish	M	S	1	900	G	AV	2003	33.33	T	0	401			30,000			30,000								
<b>More: N</b>			<b>Total Yard Items:</b>			24,100		<b>Total Special Features:</b>			30,000		<b>Total:</b>			54,100		<b>IMAGE</b>			<b>AssessPro Patriot Properties, Inc</b>					

Patriot  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: 30 PARK AVE ASSOC LLP	
Owner 2:	
Owner 3:	
Street 1: PO BOX 288	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 2,949 Sq. Ft. of land mainly classified as Ind.-Wrhs. with a Warehouse Building built about 1967, having primarily Correg Steel Exterior and 45920 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 8 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z I INDUSTRIA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
2/23/2017 183 Manual 5,000
9/13/2016 1112 Re-Roof 254,745 C
2/5/2007 79 Manual 50,000
2/28/2003 127 Renovate 65,000
1/16/2003 64 Manual 7,500
8/10/2001 544 Re-Roof 10,000 C
3/14/1997 112
5/3/1994 175 Manual 3,260
9/27/1993 476
8/17/1993 394

ACTIVITY INFORMATION
Date Result By Name
4/23/2021 I & E Return JO Jenny O
6/11/2019 I & E Return JO Jenny O
5/25/2018 MEAS&NOTICE HS Hanne S
5/25/2018 Meas/Inspect HS Hanne S
3/10/2017 I & E Return EMK Ellen K
5/2/2016 I & E Return MM Mary M
3/19/2009 Meas/Inspect 197 PATRIOT
8/1/2005 Permit Visit BR B Rossignol
6/14/2000 Measured 197 PATRIOT
Sign: VERIFICATION OF VISIT NOT DATA / / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price/Units Type Land Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
401 Ind.-Wrhs. 128457 Sq. Ft. Site 0 31. 0.90 CA Shape -10

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
401 128457.000 1,198,700 24,100 3,584,000 4,806,800
Total Card 2.949 1,198,700 24,100 3,584,000 4,806,800
Total Parcel 2.949 2,038,700 24,100 3,584,000 5,646,800
Source: Market Adj Cost Total Value per SQ unit /Card: 104.68 /Parcel: 75.50
Entered Lot Size Total Land: Land Unit Type:

PREVIOUS ASSESSMENT
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022 401 FV 2,038,700 24100 128,457. 3,584,000 5,646,800 Year end 12/23/2021
2021 401 FV 2,038,700 24100 128,457. 3,526,100 5,588,900 Year End Roll 12/10/2020
2020 401 FV 2,038,800 24100 128,457. 3,468,300 5,531,200 5,531,200 Year End Roll 12/18/2019
2019 401 FV 1,863,700 25200 128,457. 3,237,100 5,126,000 5,126,000 Year End Roll 1/3/2019
2018 401 FV 1,863,000 25200 128,457. 2,890,300 4,778,500 4,778,500 Year End Roll 12/20/2017
2017 401 FV 1,863,000 25200 128,457. 2,543,400 4,431,600 4,431,600 Year End Roll 1/3/2017
2016 401 FV 1,863,000 25200 128,457. 1,907,600 3,795,800 3,795,800 Year End 1/4/2016
2015 401 FV 1,736,400 26000 128,457. 1,734,200 3,496,600 3,496,600 Year End Roll 12/11/2014

SALES INFORMATION
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
DAVIDSON HENRY 1153-15 3/19/1996 No No F

TAX DISTRICT

PAT ACCT.

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Alt Spec J Fact Use Value Notes
Code Fact Price/Units Type Land Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
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Total Parcel 2.949 2,038,700 24,100 3,584,000 5,646,800
Source: Market Adj Cost Total Value per SQ unit /Card: 104.68 /Parcel: 75.50
Entered Lot Size Total Land: Land Unit Type:

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DAVIDSON HENRY 1153-15 3/19/1996 No No F

TAX DISTRICT

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PREVIOUS ASSESSMENT
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SALES INFORMATION
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
DAVIDSON HENRY 1153-15 3/19/1996 No No F

TAX DISTRICT

